

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 950427- R

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 TO ESTABLISH A "PDA" PLANNED DEVELOPMENT AREA COMBINING DISTRICT AND "CO" CONDITIONAL OVERLAY COMBINING DISTRICT IN COMBINATION WITH CERTAIN OF THE BASE DISTRICT ZONING CLASSIFICATIONS ESTABLISHED BY THIS ORDINANCE, AS FOLLOWS:

TRACT 1: 99.62 ACRE TRACT OF LAND OUT OF THE BANYAN PAYNE SURVEY NO. 288, ABSTRACT 640; THE WILLIAM BELL SURVEY NO. 802, ABSTRACT 112; AND, THE RICHARD L. PREECE SURVEY NO. 2, ABSTRACT 2269, FROM "SF-5" URBAN FAMILY RESIDENCE DISTRICT AND "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT TO "R&D-PDA" RESEARCH AND DEVELOPMENT DISTRICT-PLANNED DEVELOPMENT AREA COMBINING DISTRICT; AND,

TRACT 2: 52.37 ACRE TRACT OF LAND OUT OF THE BANYAN PAYNE SURVEY NO. 288, ABSTRACT 640; AND, THE LOUIS FRITZ SURVEY NO. 291, ABSTRACT 280, FROM "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 3: 13.37 ACRE TRACT OF LAND OUT OF THE BANYAN PAYNE SURVEY NO. 288, ABSTRACT 640; AND, THE RICHARD L. PREECE SURVEY NO. 2, ABSTRACT 2269, FROM "SF-5" URBAN FAMILY RESIDENCE DISTRICT AND "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT TO "GO-CO" GENERAL OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 4: 1.11 ACRE TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 802, ABSTRACT 112, FROM "SF-5" URBAN FAMILY RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 5: 0.345 ACRE TRACT OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT 224, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "R&D-PDA" RESEARCH AND DEVELOPMENT DISTRICT-PLANNED DEVELOPMENT AREA COMBINING DISTRICT,

LOCALLY KNOWN AS THE PROPERTY IDENTIFIED IN THE MAP ATTACHED AS "EXHIBIT F" TO THIS ORDINANCE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the respective base zoning district classification on each of the following tracts described in File C14-94-0167, and to establish a Planned Development Area combining district and Conditional Overlay combining district on each of the following tracts, as follows:

CITY OF AUSTIN, TEXAS

Tract 1: From "SF-5" Urban Family Residence district and "MF-2" Multifamily Residence (Low Density) district to "R&D-PDA" Research and Development district-Planned Development Area combining district.

99.62 acre tract of land out of the Banyan Payne Survey No. 288, Abstract 640; William Bell Survey No. 802, Abstract 112; and, Richard L. Preece Survey No. 2, Abstract 2269, said 99.62 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

Tract 2: From "MF-2" Multifamily Residence (Low Density) district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

52.37 acre tract of land out of the Banyan Payne Survey No. 288, Abstract 640; and, the Louis Fritz Survey No. 291, Abstract 280, said 52.37 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

Tract 3: From "SF-5" Urban Family Residence district and "MF-2" Multifamily Residence (Low Density) district to "GO-CO" General Office district-Conditional Overlay combining district.

13.37 acre tract of land out of the Banyan Payne Survey No. 288, Abstract 640; and, the Richard L. Preece Survey No. 2, Abstract 2269, said 13.37 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

Tract 4: From "SF-5" Urban Family Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

1.11 acre tract of land out of the William Bell Survey No. 802, Abstract 112, said 1.11 acre tract of land being more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

Tract 5: From "SF-2" Single-Family Residence (Standard Lot) district to "R&D-PDA" Research and Development district-Planned Development Area combining district.

0.345 acre tract of land out of the Alexander Dunlap Survey No. 805, Abstract 224, said 0.345 acre tract of land being more particularly described by metes and bounds in "Exhibit E" attached and incorporated herein for all purposes.

*[hereinafter referred to as the "Property"]*

locally known as the Property identified in the map attached as "Exhibit F" to this ordinance, in the City of Austin, Travis County, Texas.

PART 2. That the property described in PART 1 of this ordinance as Tracts 2 through 4, and being within the boundaries of the Conditional Overlay combining district established by this PART 1 shall be subject to the following restrictions:

1. Development of Tract 2 shall be restricted to a maximum floor to area ratio of 0.025 to 1.

CITY OF AUSTIN, TEXAS

2. Development of Tract 3 shall be restricted to a maximum floor to area ratio of 0.14 to 1.
3. Development of Tract 4 shall be restricted to a maximum floor to area ratio of 0.10 to 1.

Except as specifically restricted by this ordinance, the property described in PART 1 of this ordinance as Tracts 2 through 4, may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.


PART 3. That the property described in PART 1 of this ordinance as Tracts 1 and 5, and being within the boundaries of the "PDA" Planned Development Area combining district established by PART 1 of this ordinance shall conform to the site development limitations and conditions as set forth in the "SITE DEVELOPMENT STANDARDS" attached as "Exhibit G" to this ordinance.

PART 4. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

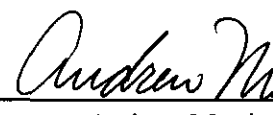
PART 5. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 6. The City Council declares that an emergency exists concerning the safe, orderly, and healthful growth and development of the City in order to assure the immediate preservation of the public peace, health, and safety; therefore, this ordinance shall become effective immediately upon its passage as required by this emergency and as provided by the City Charter of the City of Austin.

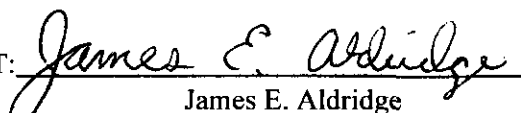
PASSED AND APPROVED:

§  
§  
§  
April 27, 1995 §   
Bruce Todd  
Mayor

APPROVED:

  
Andrew Martin  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

27Apr95  
ME/jj

99.62 Acres  
Zoning Tract )  
River Place

F.N. 5019R1 (JMC)  
March 1, 1995  
SRI Job No. 2400-08

A DESCRIPTION OF A 99.62 ACRE TRACT OF LAND OUT OF THE BANYAN PAYNE SURVEY NO. 288 ABSTRACT 640, WILLIAM BELL SURVEY NO. 802 ABSTRACT 112, AND THE RICHARD L. PREECE SURVEY NO. 2 ABSTRACT 2269 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1441.33 ACRE TRACT AS DESCRIBED IN THAT DEED FROM SOUTHWEST FEDERAL SAVINGS ASSOCIATION TO FIRST RIVER PLACE RESERVE LTD. AND RECORDED IN VOLUME 11379 PAGE 379 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 99.62 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the existing south right-of-way line of Ranch to Market Road 2222 (100-foot wide right-of-way), said iron rod being the northwest corner of River Place Section 1, a subdivision recorded in Book 84, Pages 103A through 105B of the Plat Records of Travis County, Texas;

THENCE with the common line of said River Place Section 1 and River Place Center, a subdivision recorded in Book 86 Pages 196A through 196C of said Plat Records, S 29° 43' 03" W, passing at 560.05 feet the southeast corner of said River Place Center, being the northeast corner of that certain 0.6114 acre tract of land described in a deed to Four Points Development Co., L.C., recorded in Volume 12155, Page 3925 of the Deed Records of Travis County, Texas, in all a distance of 790.05 feet to a 1/2-inch iron rod found on a south line of said River Place Section 1 being the southeast corner of said 0.6114 acre tract;

THENCE with said south line of River Place Section 1, S 47° 22' 51" E, a distance of 103.55 feet to a 1/2-inch iron rod in concrete found in the west right-of-way line of River Place Boulevard (90-foot wide right-of-way) a street dedicated by said plat of River Place Section 1;

THENCE with the said west right-of-way line of River Place Boulevard, S 37° 21' 11" W, a distance of 145.61 feet to the POINT OF BEGINNING of herein described 99.62 acre tract;

THENCE continuing with said west line of River Place Boulevard, S 37° 21' 11" W, a distance of 166.44 feet to a 1/2-inch iron set at a point of curvature to the right;

THENCE departing said west line of River Place Boulevard, a distance of 23.56 feet along the arc of said curve to the right having a central angle of 90° 00' 00", a radius of 15.00 feet and whose chord bears S 82° 21' 11" W, a distance of 21.21 feet to a 1/2-inch iron rod set at the point of tangency in the north right-of-way line of Bonaventure Drive, (70-foot wide right-of-way) a street dedicated by said plat of River Place Section 1;

THENCE with the said north right-of-way line of Bonaventure Drive, N 52° 38' 49" W, a distance of 52.97 feet to a 1/2-inch iron rod found at a point of curvature to the right, said point being in a north line of River Place Municipal Utility District (M.U.D.);

THENCE with the said north line of River Place M.U.D., the following two (2) courses and distances:

1. a distance of 187.18 feet with the arc of said curve to the right having a central angle of 22° 06' 45", a radius of 485.00 feet, and whose chord bears N 41° 35' 26" W, a distance of 186.02 feet to the point of tangency, and
2. N 30° 32' 04" W, a distance of 125.51 feet to a point;

99.62 Acres  
Zoning Tract 1  
River Place

F.N. 5019R1 (JMC)  
March 1, 1995  
SRI Job No. 2400-08

THENCE with an east line of said River Place M.U.D., S 59° 27' 56" W, a distance of 70.00 feet to a point in a south line of said River Place M.U.D.;

THENCE with the said south line of River Place M.U.D., the following two (2) courses and distances:

1. S 30° 32' 04" E, a distance of 125.51 feet to a point of curvature to the left, and
2. a distance of 214.19 feet along the arc of said curve to the left having a central angle of 22° 06' 45", a radius of 555.00 feet and whose chord bears S 41° 35' 26" E, a distance of 212.87 feet to a PK nail set in the south right-of-way line of said Bonaventure Drive;

THENCE with said south right-of-way line of Bonaventure Drive, S 52° 38' 49" E, a distance of 52.97 feet to a 1/2-inch iron rod set at a point of curvature to the right;

THENCE departing said south right-of-way line of Bonaventure Drive, a distance of 23.56 feet along the arc of said curve to the right having a central angle of 90° 00' 00", a radius of 15.00 feet, and whose chord bears S 07° 38' 49" E, a distance of 21.21 feet to a 1/2-inch iron rod set at the point of tangency in the west right-of-way line of the aforementioned River Place Boulevard;

THENCE with said west right-of-way line of River Place Boulevard, S 37° 21' 11" W, a distance of 33.87 feet to a 1/2-inch iron rod set at a point of curvature to the left;

THENCE continuing with said west right-of-way line of River Place Boulevard, a distance of 203.59 feet along the arc of said curve to the left having a central angle of 15° 27' 00", a radius of 755.00 feet, and whose chord bears S 29° 37' 41" W, a distance of 202.97 feet to a point on said right-of-way;

THENCE departing said west right-of-way line of River Place Boulevard, and crossing said 1441.33 acre tract, the following five (5) courses and distances:

1. N 55° 47' 53" W, a distance of 296.50 feet to a point,
2. N 57° 13' 52" W, a distance of 186.22 feet to a point,
3. S 63° 51' 35" W, a distance of 386.22 feet to a point,
4. N 66° 29' 14" W, a distance of 72.89 feet to a point, and
5. S 80° 46' 59" W, a distance of 1458.52 feet to a point in a south line of said 1441.33 acre tract, being the north line of that certain 1751.95 acre tract of land described in a deed to the City of Austin, recorded in Volume 11848, Page 1718 of the Deed Records of Travis County, Texas;

THENCE with said south line of the 1441.33 acre tract, being the north line of said 1751.95 acre tract, N 60° 11' 50" W, a distance of 800.00 feet to a 1/2-inch iron rod found, from which a 3/4-inch iron pipe found in a rock mound bears N 48° 53' 39" E, a distance of 3.41 feet;

99.62 Acres  
Zoning Tract 1  
River Place

F.N. 5019R1 (JMC)  
March 1, 1995  
SRI Job No. 2400-08

THENCE with the west line of said 1441.33 acre tract, being an east line of said 1751.95 acre tract, N 29° 55' 29" E, a distance of 878.89 feet to a 1/2-inch iron pipe found, from which a 3/4-inch iron pipe found in a rock mound bears S 57° 32' 03" E, a distance of 12.97 feet;

THENCE departing the west line of said 1441.33 acre tract, being the east line of said 1751.95 acre tract, and crossing said 1441.33 acre tract, N 46° 55' 50" E, a distance of 1684.03 feet to a 1/2-inch iron set in the south line of a 100-foot wide Lower Colorado River Authority (LCRA) Electric Easement, as recorded in Volume 622, Page 573 of the Deed Records of Travis County, Texas;

THENCE with said south line of the LCRA Easement, N 83° 00' 29" E, passing at 654.91 feet a 1/2-inch iron rod found being the southwesterly corner of the Bryan H. Montandon tract as recorded in Volume 9450, Page 944 of the Deed Records of Travis County, Texas, in all a distance of 655.84 feet to a 1/2-inch iron rod set in the northerly line of the said 1441.33 acre tract, same being the southerly line of the Steve Topletz 0.345 acre tract as recorded in Volume 8210, Page 723 of the Deed Records of Travis County, Texas;

THENCE with the north line of said 1441.33 acre tract, same being the southerly line of said Topletz tract S 59° 34' 01" E, a distance of 270.92 feet to a 1/2-inch iron rod found at the northwest corner of that certain 0.50 acre tract of land described in that deed to Charles R. Webb, as recorded in Volume 7641, Page 112 of the Deed Records of Travis County, Texas;

THENCE with an easterly line of said 1441.33 acre tract being the northwest line of said Webb 0.50 acre tract, S 30° 12' 23" W, a distance of 514.54 feet to a 1/2-inch iron rod found at the southwest corner of said Webb 0.50 acre tract;

THENCE with a north line of said 1441.33 acre tract being the southwest line of said Webb 0.50 acre tract, and the southwest line of Bull Creek Place, a subdivision recorded in Book 77, Page 68 of the Plat Records of Travis County, Texas, S 59° 48' 52" E, a distance of 236.58 feet to a 1/2-inch iron rod found for the most southerly corner of said Bull Creek Place, and being in the northwest line of Lot 1 of said River Place Center;

THENCE with the west, south and east lines of said Lot 1 of River Place Center, the following seven (7) courses and distances:

1. S 30° 13' 48" W, a distance of 131.45 feet to a 1/2-inch iron rod found at a non-tangent point of curvature to the right,
2. a distance of 419.68 feet along the arc of said curve to the right, having a central angle of 39° 44' 43", a radius of 605.00 feet, and whose chord bears S 24° 13' 41" E, a distance of 411.32 feet to a 1/2-inch iron rod found at the point of tangency,
3. S 04° 21' 20" E, a distance of 167.73 feet to a 1/2-inch iron rod found at a point of curvature to the left,

99.62 Acres  
Zoning Tract |  
River Place

F.N. 5019R1 (JMC)  
March 1, 1995  
SRI Job No. 2400-08

4. a distance of 208.36 feet along the arc of said curve to the left, having a central angle of 45° 03' 01", a radius of 265.00 feet, and whose chord bears S 26° 52' 50" E, a distance of 203.04 feet to a PK nail found at the point of tangency,
5. S 49° 24' 21" E, a distance of 108.93 feet to a 1/2-inch iron rod found for at a point of curvature to the right,
6. a distance of 129.77 feet along the arc of said curve to the right, having a central angle of 18° 52' 17", a radius of 394.01 feet, and whose chord bears S 39° 58' 13" E, a distance of 129.19 feet to a 1/2-inch iron rod found for the end of said curve, and
7. N 51° 28' 00" E, a distance of 128.32 feet to a point on the east line of said Lot 1 of River Place Center;

THENCE leaving the east line of said Lot 1 of River Place Center and crossing said 1441.33 acre tract, S 47° 22' 51" E, a distance of 352.92 feet to the POINT OF BEGINNING and containing 99.62 acres of land.

THE STATE OF TEXAS        I  
                                     I        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS        I

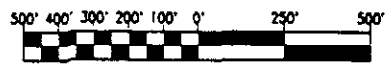
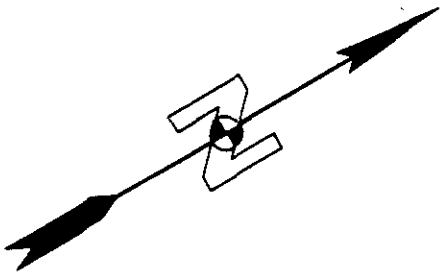
That I, David Paul Carr, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during January, 1992 under the direction and supervision of Donald J. Kirby, Registered Professional Land Surveyor No. 2508, and January 1995 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 1st day of March, 1995, A.D.

SURVEY RESOURCES, INC.  
P.O. Box 162690  
Austin, Texas 78716-2690



*David Paul Carr*  
David Paul Carr  
Registered Professional Land Surveyor  
No. 3997 - State of Texas



GRAPHIC SCALE

SCALE : 1" = 500'  
MARCH, 1995  
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN  
1751.95 ACRES  
VOL. 11845, PG. 171A

FIRST RIVER PLACE  
RESERVE, LTD.  
VOLUME 11379, PAGE 379  
1441.33 ACRES

BANYAN FAYNE  
SURVEY No. 245  
ABCT 610

99.62 ACRES  
FN 5019R1  
R & D

13.37 ACRES  
FN 5036  
GO

BALANCE OF EXISTING  
SF-5 TRACT  
215.6 ACRES

POINT OF  
BEGINNING  
FN 5036

POINT OF  
BEGINNING  
FN 5036

POINT OF  
BEGINNING  
FN 5019R

1.11 ACRES  
FN 5020R  
GR

FOUR POINTS DEVELOPMENT  
COMPANY L.P.  
0.81 AC  
VOL. 12788, PG. 2625

POINT OF  
BEGINNING  
FN 5020

RIVER PLACE  
SECTION 1  
BK. 54, PG. 103A-105B

POINT OF  
BEGINNING  
FN 5019R  
FN 5020R

CHARLES R. WEBB  
0.50 AC  
VOL. 7841, PG. 112

POINT OF  
BEGINNING  
FN 5021

STEVE TOPLETZ, TRS  
0.345 AC  
VOL. 8218, PG. 723

POINT OF  
BEGINNING  
FN 5021

BRYAN H. MONTANDON  
VOL. 8328, PG. 811

BRYAN H. MONTANDON  
VOL. 8430, PG. 844

0-1 100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL. 8328, PG. 873

100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL. 8442, PG. 493

EXISTING  
GR TRACT  
13.34 ACRES

R.M. HIGHWAY

No. 620

R.M. HIGHWAY No. 2222

**SRI**  
SURVEY RESOURCES INC.  
206 WILD BARN RD.  
SUITE 0400  
P.O. BOX 100000  
AUSTIN, TEXAS  
78718-0000  
(512) 389-8821

RICHARD L. FRIEDL  
SURVEY No. 2

WILLIAM BELL  
SURVEY No. 470  
ABCT 110



52.37 Acres  
Zoning Tract 2  
River Place

F.N. 5021R (JMC)  
March 1, 1995  
SRI Job No. 2400-08

A DESCRIPTION OF A 52.37 ACRE TRACT OF LAND OUT OF THE BANYAN PAYNE SURVEY NO. 288 ABSTRACT 640 AND THE LOUIS FRITZ SURVEY NO. 291 ABSTRACT 280 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1441.33 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM SOUTHWEST FEDERAL SAVINGS ASSOCIATION TO RIVER PLACE RESERVE LTD., RECORDED IN VOLUME 11379, PAGE 379 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 52.37 ACRES AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of that certain 0.50 acre tract of land described in a deed to Charles R. Webb, recorded in Volume 7641, Page 112 of the Deed Records of Travis County, Texas, and being also at the southeast corner of that certain 0.346 acre tract of land described in a deed to Steve Topletz, Trustee, recorded in Volume 8210, Page 723 of the Deed Records of Travis County, Texas;

THENCE with the north line of said 1441.33 acre tract, N 59° 34' 01" W, a distance of 270.92 feet to a 1/2-inch iron rod set in the south line of a 100-foot wide Electric Easement described in a deed to the Lower Colorado River Authority (LCRA), recorded in Volume 622, Page 573 of the Deed Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 83° 00' 29" W, a distance of 0.92 feet, said iron rod being the southwesterly corner of the Bryan H. Montandon tract as recorded in Volume 9450, Page 944 and Volume 8528, Page 911 of the Deed Records of Travis County, Texas, said 1/2-inch iron rod set being the POINT OF BEGINNING of the herein described 52.37 acre tract;

THENCE with the south line of said LCRA Electric Easement, and crossing said 1441.33 acre tract, S 83° 00' 29" W, a distance of 655.84 feet to a 1/2-inch iron rod set;

THENCE departing the south line of said LCRA Electric Easement, and continuing across said 1441.33 acre tract, S 46° 55' 50" W, a distance of 1684.03 feet to a 1/2-inch iron pipe found for a corner in the north line of that certain 1751.95 acre tract of land described in a deed to the City of Austin, recorded in Volume 11848, Page 1718 of the Deed Records of Travis County, Texas, from which a 3/4-inch iron pipe found in a rock mound bears S 57° 32' 03" E, a distance of 12.97 feet;

THENCE with the said north line of the 1751.95 acre tract being the south line of the said 1441.73 acre tract, N 59° 49' 11" W, passing at 1637.57 feet, a 1/2-inch iron rod found and continuing for a total distance of 1650.55 feet to a point in the existing east right-of-way line of Ranch to Market Road 620;

THENCE with said east right-of-way line of R.M. 620, being a west line of said 1441.33 acre tract, the following two (2) courses and distances:

1. N 71° 44' 51" E, a distance of 860.17 feet to a 1/2-inch iron rod found for a point of curvature to the left, and
2. a distance of 486.68 feet along the arc of said curve to the left, having a central angle of 42° 41' 44", a radius of 653.11 feet and whose chord bears N 50° 24' 00" E, a distance of 475.50 feet to a point in the north line of a 100-foot wide Electric Easement described in a deed to LCRA, recorded in Volume 642, Page 493 of the Deed Records of Travis County, Texas;

52.37 Acres  
Zoning Tract 2-  
River Place

F.N. 5021R (JMC)  
March 1, 1995  
SRI Job No. 2400-08

THENCE departing the east right-of-way line of said R.M. 620, with the westerly line of said LCRA 100-foot wide easement, N 83° 03' 44" E, a distance of 1528.19 feet to a point in the north line of the said 1441.23 acre tract;

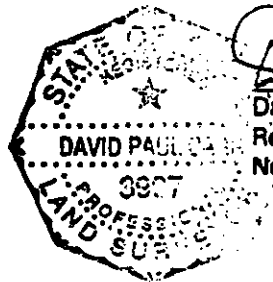
THENCE departing the westerly line of said LCRA Easement, with said north line of the 1441.33 acre tract same being the south line of the said Bryan H. Montandon tract, S 59° 34' 01" E, a distance of 707.51 feet to the POINT OF BEGINNING and containing 52.37 acres of land.

THE STATE OF TEXAS     I  
                                  I     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS     I

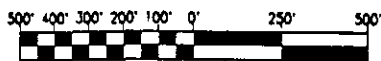
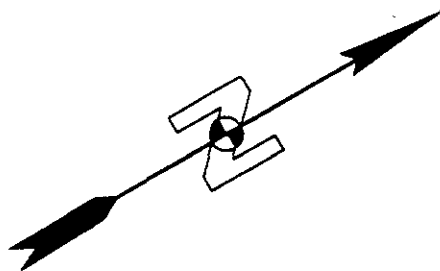
That I, David Paul Carr, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during January, 1992 under the direction and supervision of Donald J. Kirby, Registered Professional Land Surveyor No. 2508, and January, 1995 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 1st day of March, 1995, A.D.

SURVEY RESOURCES, INC.  
P.O. Box 162690  
Austin, Texas 78716-2690



*David Paul Carr*  
David Paul Carr  
Registered Professional Land Surveyor  
No. 3997 - State of Texas



GRAPHIC SCALE

SCALE : 1" = 500'  
MARCH, 1995  
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN  
1751.95 ACRES  
VOL. 11843, PG. 171A

FIRST RIVER PLACE  
RESERVE, LTD.  
VOLUME 11379, PAGE 379  
1441.33 ACRES

BAYLAN PAYNE  
SURVEY No 258  
ABCT 640

99.62 ACRES  
FN 5019R1  
R & D

13.37 ACRES  
FN 5036  
GO

BALANCE OF EXISTING  
SF-5 TRACT  
21.58 ACRES

POINT OF  
BEGINNING  
FN 5036

POINT OF  
COMMENCING  
FN 5036

POINT OF  
BEGINNING  
FN 5019R

1.11 ACRES  
FN 5020R  
GR

52.37 ACRES  
FN 5021R  
GR

0-1 100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL. 642, PG. 493

BRYAN H. MONTAGNON  
VOL. 9450, PG. 944

BRYAN H. MONTAGNON  
VOL. 8523, PG. 811

POINT OF  
BEGINNING  
FN 5021

0.345 ACRES  
FN 5037  
R & D

STEVE TOPLETZ, TRS  
0.345 AC  
VOL. 8318, PG. 723

CHARLES R. WEBB  
0.345 AC  
VOL. 7841, PG. 112

POINT OF  
COMMENCING  
FN 5021

POINT OF  
BEGINNING  
FN 5037

BULL CREEK PLACE  
VOL. 77, PG. 88

RIVER PLACE CENTER  
LOT 1 - 21.117 AC  
BK. 86, PGS. 198A-198C

FOUR POINTS DEVELOPMENT  
COMPANY L.C.  
0.811 AC  
VOL. 12785, PG. 3425

POINT OF  
BEGINNING  
FN 5020

RIVER PLACE  
SECTION 1  
BK. 86, PGS. 192A-195B

POINT OF  
COMMENCING  
FN 5019R  
FN 5020R

**SRI**  
SURVEY RESOURCES INC.

208 WILD BASIN RD.  
SUITE 9800  
P.O. BOX 10000  
AUSTIN, TEXAS  
78778 - 9800  
(512) 348 - 8821

RICHARD L. FRESHE  
SURVEY No 2

WILLIAM BELL  
SURVEY No 441  
ABCT 142

13.37 Acres  
Zoning Tract 3  
River Place

F.N. 5036 (JAY)  
March 1, 1995  
SRI Job No. 2400-08

A DESCRIPTION OF A 13.37 ACRE TRACT OF LAND OUT OF THE BANYAN PAYNE SURVEY NO. 288 ABSTRACT 640, AND THE RICHARD L. PREECE SURVEY NO. 2 ABSTRACT 2269 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1441.33 ACRE TRACT AS DESCRIBED IN THAT DEED FROM SOUTHWEST FEDERAL SAVINGS ASSOCIATION TO FIRST RIVER PLACE RESERVE LTD. AND RECORDED IN VOLUME 11379 PAGE 379 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.37 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the end of return from the south right-of-way line of Bonaventure Drive being on the west right-of-way line of River Place Boulevard (90-foot wide right-of-way), both streets dedicated by River Place Section 1, a subdivision recorded in Book 84, Pages 103A through 105B of the Plat Records of Travis County, Texas;

THENCE with said west right-of-way line of River Place Boulevard, S 37° 21' 11" W, a distance of 33.87 feet to a 1/2-inch iron rod set at a point of curvature to the left;

THENCE continuing with said west right-of-way line of River Place Boulevard, a distance of 203.59 feet along the arc of said curve to the left having a central angle of 15° 27' 00", a radius of 755.00 feet, and whose chord bears S 29° 37' 41" W, a distance of 202.97 feet to the POINT OF BEGINNING of herein described 13.37 acre tract;

THENCE continuing with said west right-of-way line of River Place Boulevard, the following three (3) courses:

1. a distance of 126.90 feet along the arc of said curve to the left having a central angle of 09° 37' 50", a radius of 755.00 feet, and whose chord bears S 17° 05' 17" W, a distance of 126.75 feet to a 1/2-inch iron rod set at the point of tangency;
2. S 77° 43' 38" E, a distance of 5.00 feet to a 1/2-inch iron rod found, and
3. S 12° 16' 22" W, a distance of 142.68 feet to a 1/2-inch iron rod found;

THENCE departing said west right-of-way line of River Place Boulevard, and crossing said 1441.33 acre tract, the following five (5) courses:

1. N 63° 18' 45" W, a distance of 524.49 feet to a point,
2. S 34° 52' 08" W, a distance of 211.03 feet to a point,
3. S 64° 57' 13" W, a distance of 180.00 feet to a point,
4. N 79° 04' 20" W, a distance of 580.00 feet to a point, and
5. S 76° 46' 18" W, a distance of 560.00 feet to a point in a south line of said 1441.33 acre tract, being the north line of that certain 1751.95 acre tract of land described in a deed to the City of Austin, recorded in Volume 11848, Page 1718 of the Deed Records of Travis County, Texas;

THENCE with said south line of the 1441.33 acre tract, being the north line of said 1751.95 acre tract, N 60° 11' 50" W, a distance of 375.00 feet to a point on said south line;

13.37 Acres  
Zoning Tract 3  
River Place

F.N. 5036 (JAY)  
March 1, 1995  
SRI Job No. 2400-08

THENCE departing said south line of the 1441.33 acre tract, being said north line of the 1751.95 acre tract, and crossing said 1441.33 acre tract, the following five (5) courses:

1. N 80° 46' 59" E, a distance of 1458.52 feet to a point,
2. S 66° 29' 14" E, a distance of 72.89 feet to a point,
3. N 63° 51' 35" E, a distance of 386.22 feet to a point,
4. S 57° 13' 52" E, a distance of 186.22 feet to a point, and
5. S 55° 47' 53" E, a distance of 296.50 feet to the POINT OF BEGINNING and containing 13.37 acres.

THE STATE OF TEXAS

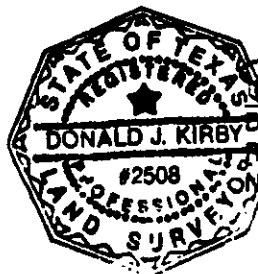
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

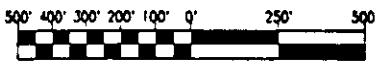
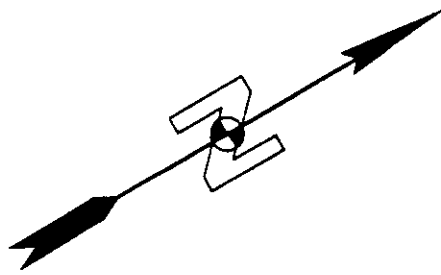
That I, Donald J. Kirby, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during January, 1992 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 1st day of March, 1995, A.D.

SURVEY RESOURCES, INC.  
P.O. Box 162690  
Austin, Texas 78716-2690



*Donald J. Kirby*  
Donald J. Kirby  
Registered Professional Land Surveyor  
No. 2508 - State of Texas



GRAPHIC SCALE

SCALE : 1" = 500'  
MARCH, 1995  
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN  
1751.95 ACRES  
VOL. 11848, PG. 1718

BANTAN PAYNE  
SURVEY No 268  
ABST 640

FIRST RIVER PLACE  
RESERVE, LTD.  
VOLUME 11379, PAGE 379  
1441.33 ACRES

99.62 ACRES  
FN 5019R1  
R & D

13.37 ACRES  
FN 5036  
GO

BALANCE OF EXISTING  
SF'S TRACT  
21.56 ACRES

POINT OF  
BEGINNING  
FN 5036

POINT OF  
COMMENCING  
FN 5036

POINT OF  
BEGINNING  
FN 5019R

1.11 ACRES  
FN 5020R  
GR

FOUR POINTS DEVELOPMENT  
COMPANY L.C.  
0.8116 AC.  
VOL. 12183, PG. 2625

POINT OF  
BEGINNING  
FN 5020

RIVER PLACE  
SECTION 1  
BK. 84, PGS. 103A-105B

POINT OF  
COMMENCING  
FN 5019R  
FN 5020R

R. M. HIGHWAY  
No. 620

100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL. 642, PG. 443

EXISTING  
GR TRACT  
13.34 ACRES

6-1, 100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL. 622, PG. 973

BRYAN H. MONTANDON  
VOL. 9486, PG. 944

BRYAN H. MONTANDON  
VOL. 8826, PG. 911

POINT OF  
BEGINNING  
FN 5021

0.345 ACRES  
FN 5037  
R & D

STEVE TOPLETZ, TRS  
0.346 AC.  
VOL. 8216, PG. 722

CHARLES R. WEBB  
0.350 AC.  
VOL. 7841, PG. 112

POINT OF  
COMMENCING  
FN 5021

POINT OF  
BEGINNING  
FN 5037

BULL CREEK PLACE  
VOL. 77, PG. 68

RIVER PLACE CENTER  
LOT 1 - 31.117 AC.  
BK. 86, PGS. 195A-195C

R. M. HIGHWAY  
No. 2222

**SRI**  
SURVEY RESOURCES INC.

306 WILD BARN RD.  
SUITE 1900  
P.O. BOX 168880  
AUSTIN, TEXAS  
78716 - 8880  
(512) 388 - 8821

RICHARD L. PRESSLER  
SURVEY No 2

WILLIAM BELL  
SURVEY No 412  
ABST 112

1.11 Acres  
Zoning Tract 4  
River Place

F.N. 5020R (JMC)  
March 1, 1995  
SRI Job No. 2400-08

A DESCRIPTION OF A 1.11 ACRE TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 802 ABSTRACT 112 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1441.33 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM SOUTHWEST FEDERAL SAVINGS ASSOCIATION TO FIRST RIVER PLACE RESERVE LTD., RECORDED IN VOLUME 11379 PAGE 379 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.11 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the existing south right-of-way line of Ranch to Market Road 2222 (100-foot wide right-of-way), said iron rod being the northwest corner of River Place Section 1, a subdivision recorded in Book 84, Pages 103A-105B of the Plat Records of Travis County, Texas;

THENCE with the common line of said River Place Section 1 and River Place Center, a subdivision recorded in Book 86, Pages 196A-196C of said Plat Records, S 29° 43' 03" W, passing at 560.05 feet the southeast corner of said River Place Center, being the northeast corner of that certain 0.6114 acre tract of land described in a deed to Four Points Development Co., L.C., as recorded in Volume 12155, Page 3925 of the Deed Records of Travis County, Texas, in all a distance of 790.05 feet to a 1/2-inch iron rod found for the POINT OF BEGINNING of the herein described 1.11 acre tract of land;

THENCE with a south line of said River Place Section 1, S 47° 22' 51" E, a distance of 103.55 feet to a 1/2-inch iron rod in concrete found in the west right-of-way line of River Place Boulevard (90-foot wide right-of-way) a street dedicated by said plat of River Place Section 1;

THENCE with said west right-of-way line of River Place Boulevard, S 37° 21' 11" W, a distance of 145.61 feet to a point on said right-of-way;

THENCE departing said west right-of-way line of River Place Boulevard, and crossing said 1441.33 acres, N 47° 22' 51" W, a distance of 352.92 feet to a point in an east line of said River Place Center;

THENCE with said east line of River Place Center, N 51° 28' 00" E, a distance of 146.75 feet to a 1/2-inch iron rod found at the southwest corner of said 0.6114 acre tract;

1.11 Acres  
Zoning Tract 4  
River Place

F.N. 5020R (JMC)  
March 1, 1995  
SRI Job No. 2400-08

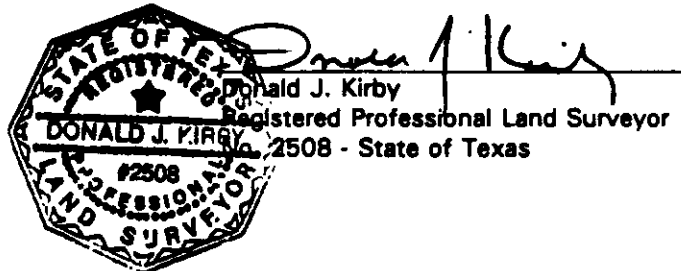
THENCE with the south line of said 0.6114 acre tract, S 47° 22' 51" E, a distance of 213.43 feet to the POINT OF BEGINNING and containing 1.11 acre of land.

THE STATE OF TEXAS       |  
                                  |       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS       |

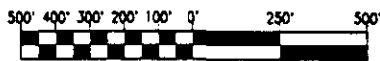
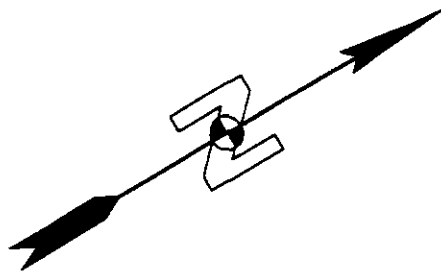
That I, Donald J. Kirby, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during January, 1992 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 1st day of March, 1995, A.D.

SURVEY RESOURCES, INC.  
P.O. Box 162690  
Austin, Texas 78716-2690







GRAPHIC SCALE

SCALE : 1" = 500'  
MARCH, 1995  
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN  
1751.95 ACRES  
VOL. 11943, PG. 1718

FIRST RIVER PLACE  
RESERVE, LTD.  
VOLUME 11979, PAGE 379  
1441.33 ACRES

BARTON PAYNE  
SURVEY No. 258  
ABST 640

99.62 ACRES  
FN 5019R1  
R & D

13.37 ACRES  
FN 5036  
GO

BALANCE OF EXISTING  
SF-5 TRACT  
21.55 ACRES

POINT OF  
BEGINNING  
FN 5036

POINT OF  
BEGINNING  
FN 5036

POINT OF  
BEGINNING  
FN 5019R

1.11 ACRES  
FN 5020R  
GR

POINT OF  
BEGINNING  
FN 5036

FOUR POINTS DEVELOPMENT  
COMPANY L.P.  
0.8714 AC.  
VOL. 12185, PG. 2625

POINT OF  
BEGINNING  
FN 5020

RIVER PLACE  
SECTION 1  
BK. 24, PGS. 103A-105B

POINT OF  
BEGINNING  
FN 5019R  
FN 5020R

R. M. HIGHWAY  
No. 620

100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL. 642, PG. 493

EXISTING  
GR TRACT  
13.34 ACRES

BRYAN H. MONTANDON  
VOL. 6180, PG. 914

BRYAN H. MONTANDON  
VOL. 8528, PG. 811

POINT OF  
BEGINNING  
FN 5021

0.345 ACRES  
FN 5037  
R & D

STEVE TOPLETZ, TRS.  
0.348 AC.  
VOL. 8216, PG. 733

CHARLES R. WEBB  
0.50 AC.  
VOL. 7841, PG. 112

POINT OF  
BEGINNING  
FN 5037

BULL CREEK PLACE  
VOL. 77, PG. 86

RIVER PLACE CENTER  
LOT 1 - 21.17 AC.  
BK. 28, PGS. 198A-198C

R. M. HIGHWAY No. 2222

**SRI**  
SURVEY RESOURCES INC.

208 WILD BARN RD.  
SUITE 9800  
P.O. BOX 168880  
AUSTIN, TEXAS  
78716 - 8880  
(512) 265 - 8881

RICHARD L. FREESE  
SURVEY No. 2

WILLIAM BELL  
SURVEY No. 477  
ABST 112

0.345 Acres  
Zoning Tract 5  
Steve Topletz Tract

F.N. 5037 (JAY)  
March 1, 1995  
SRI Job No. 2400-08

A DESCRIPTION OF A 0.345 ACRE TRACT OF LAND IN THE ALEXANDER DUNLAP SURVEY NO. 805 ABSTRACT NO. 224 IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 8210, PAGE 723 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.345 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4-inch iron rod found at the northwest corner of the Charles Webb 0.50 acre tract as recorded in Volume 7641, Page 112 of the Deed Records of Travis County, Texas, said iron rod being in the northerly line of the Banyan Payne Survey No. 288 Abstract No. 640, and the southerly line of the Alexander Dunlap Survey No. 805 Abstract No. 224;

THENCE N 59° 34' 01" W, along the said survey line 270.92 feet to a 1/2-inch iron rod set in the southerly line of the Bryan H. Montandon called 3.629 acre tract as recorded in Volume 9450, Page 944 of the Deed Records of Travis County, Texas, same being the southerly line of a 100 foot wide L.C.R.A. easement as recorded in Volume 611, Page 616 of the Deed Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 83° 01' 26" W, 0.95 feet;

THENCE N 83° 01' 26" E, with said southerly line of the Bryan H. Montandon tract and the L.C.R.A. easement passing at 166.56 feet a 1 1/4-inch hex bolt found, in all 167.29 feet to a 1/2-inch iron rod set in the westerly right-of-way line of Ranch to Market Road 2222, 80 foot wide at this point;

THENCE with the said westerly right-of-way of Ranch to Market Road 2222, S 27° 35' 26" E, 156.79 feet to a 1/2-inch iron rod set at the point of curvature of a curve to the left;

THENCE southeasterly with said curve to the left and the west right-of-way line, passing through a central angle of 04° 22' 15" to a 1/2-inch iron rod set, said curve having a radius of 490.67 feet, an arc length of 37.43 feet and a chord bearing S 29° 46' 47" E, 37.42 feet;

THENCE departing said west right-of-way line, N 59° 34' 01" W, along the aforementioned survey line 27.44 feet to the POINT OF BEGINNING and containing 0.345 acres of land.

THE STATE OF TEXAS

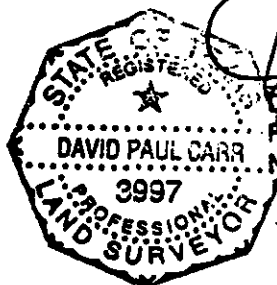
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

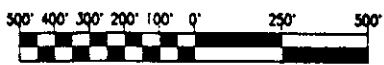
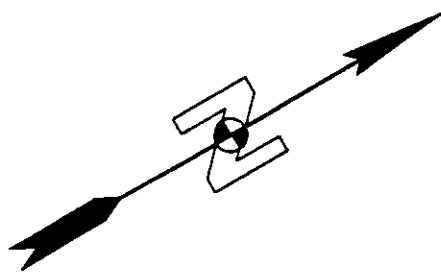
That I, David P. Carr, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during December, 1994 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 1st day of March, 1995, A.D.

SURVEY RESOURCES, INC.  
P.O. Box 162690  
Austin, Texas 78716-2690



*David P. Carr*  
David P. Carr  
Registered Professional Land Surveyor  
No. 3997 - State of Texas



GRAPHIC SCALE

SCALE : 1" = 500'  
MARCH, 1995  
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN  
1751.95 ACRES  
VOL. 11848, PG. 1718

BANYAN PAYNE  
SURVEY No 258  
ABST 610

FIRST RIVER PLACE  
RESERVE, LTD.  
VOLUME 11379, PAGE 379  
1441.33 ACRES

99.62 ACRES  
FN 5019R1  
R & D

13.37 ACRES  
FN 5036  
GO

BALANCE OF EXISTING  
SF-5 TRACT  
2155 ACRES

POINT OF  
BEGINNING  
FN 5036

POINT OF  
COMMENCING  
FN 5036

POINT OF  
BEGINNING  
FN 5019R

1.11 ACRES  
FN 5020R  
GR

RIVER PLACE  
SECTION 1  
BK.84, PGS.102A-105B

RIVER PLACE CENTER  
LOT 1 - 21.07 AC.  
BK.85, PGS.106A-106C

BULL CREEK PLACE  
VOL. 77, PG. 56

POINT OF  
BEGINNING  
FN 5037

POINT OF  
COMMENCING  
FN 5021

CHARLES R. WEBB  
2.50 AC.  
VOL. 7841, PG. 112

STEVE TOPLETZ, TRS  
8.348 AC.  
VOL. 8278, PG. 732

BRYAN H. MONTANDON  
VOL. 9180, PG. 844

BRYAN H. MONTANDON  
VOL. 8828, PG. 811

POINT OF  
BEGINNING  
FN 5021

0.345 ACRES  
FN 5037  
R & D

2-1 100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL.822, PG.873

100' WIDE ELECTRIC  
EASEMENT TO L.C.R.A.  
VOL.642, PG.493

LOUIS FRITZ SURVEY  
No 281  
ABST. 280

52.37 ACRES  
FN 5021R  
GR

No. 620

R. M. HIGHWAY

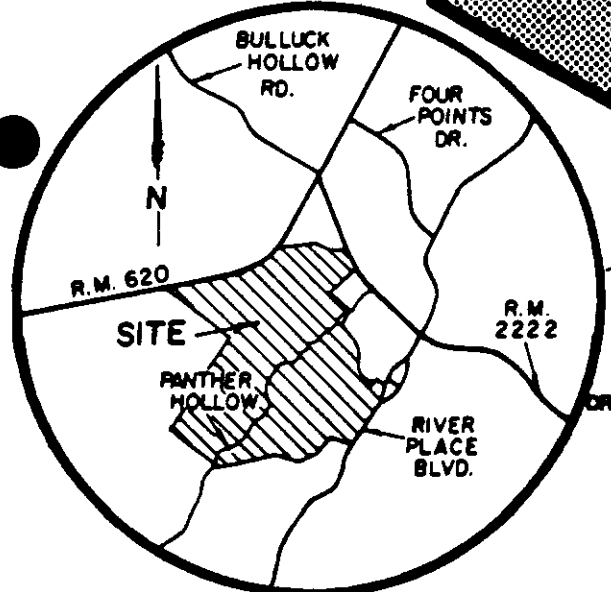
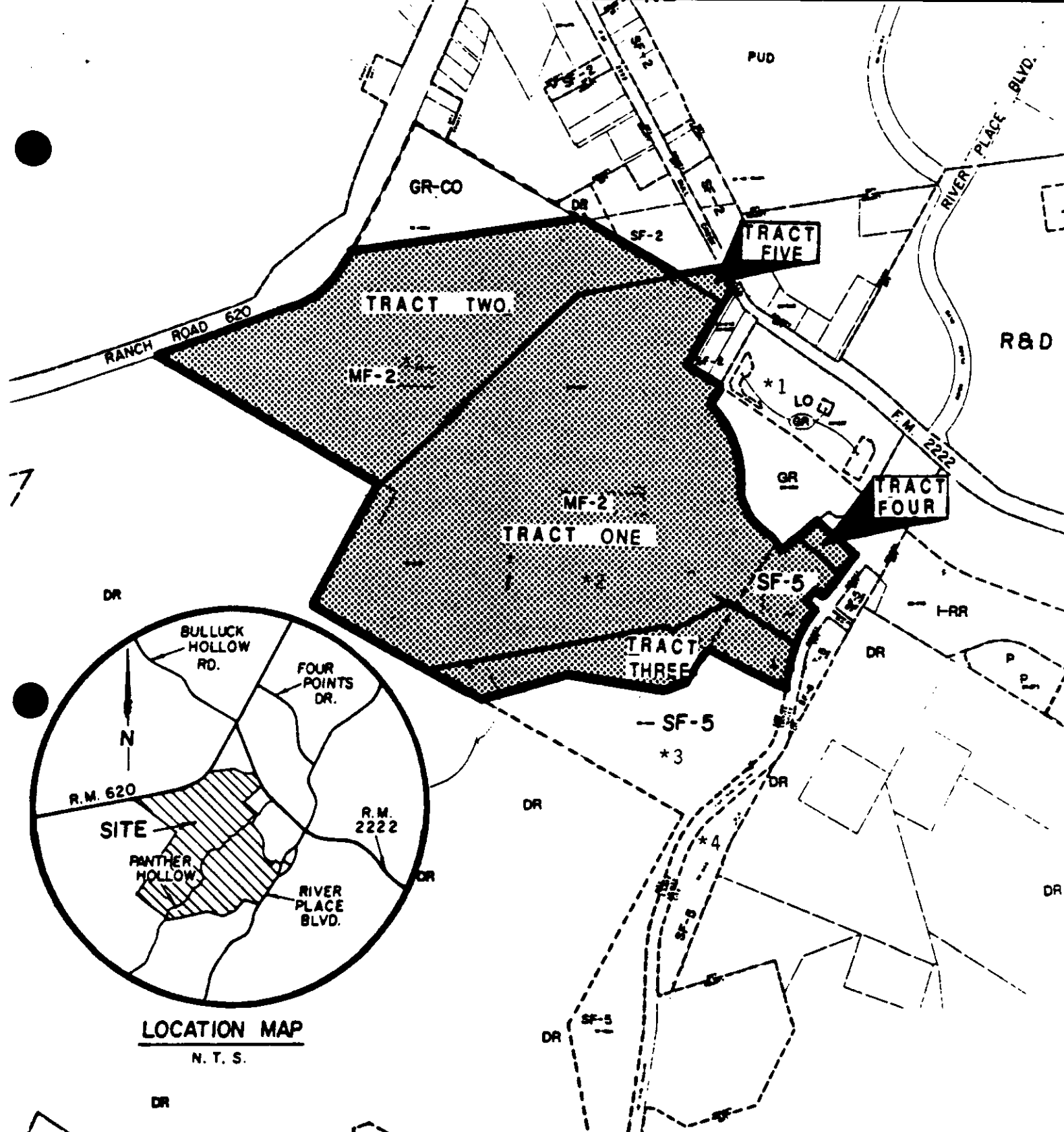
R. M. HIGHWAY No. 2222

**SRI**  
SURVEY RESOURCES INC.

208 WILD BASS RD.  
SUITE 9900  
P.O. BOX 100000  
AUSTIN, TEXAS  
78718 - 9900  
(512) 388 - 0821

RICHARD L. FRESELE  
SURVEY No 2

WILLIAM BELL  
SURVEY No 407  
ABST 112



**LOCATION MAP**  
N. T. S.

 NORTH 1" = 800'	SUBJECT TRACT PENDING CASE: ..... ZONING BOUNDARY: ..... CASE MGR: AMELIA SONGEROOTH CYCLE: 12/9 INTLS: T.R. CASTRO	CASE #: <b>C14-94-0167</b> SUBJECT AREA: 166 460 ACRES ADDRESS: RIVER PLACE BLVD & F.M. 2222 RD.	CITY GRID REFERENCE NUMBER <b>C,D</b> <b>32,33</b>

C14-94-0167

"EXHIBIT G"

1. Applicable Ordinances.

All development shall comply with the City of Austin Land Development Code ("LDC"), as amended from time to time, except as modified by these Site Development Standards.

2. Uses.

All uses and accessory uses allowed in the R&D and GO zoning categories shall be permitted as set forth on Attachment One.

3. Site Development Criteria.

The following standards/criteria shall apply to each site plan or site plan modification, regardless of otherwise applicable City requirements:

a. Building setbacks.

Minimum of twenty-five (25) feet around the perimeter of the entire tract. No setback from interior lot lines.

b. Building height.

Height limited to sixty (60) feet.

c. Secondary access.

Secondary access to the property shall not be required, other than emergency access to RM 2222 through River Place Center.

d. Allowable impervious cover.

50% for slopes of 0-15% and 5% for slopes of 15-25%. Owner may allocate the impervious cover between lots as determined by Owner. A maximum of 21.28 acres of impervious cover are available for development on the property. Water quality facilities shall be excluded from impervious cover calculations. Water quality controls are permitted on slopes of 0-25%.

e. Cut and fill.

Cut and fill within structural excavation and/or foundations as defined in LDC 13-7-16 shall not be limited. Cut and fill outside structural foundations over 4 feet to a maximum of 8 feet on slopes of 0-25% may be approved by the Director of ECSD.

f. Landscape Ordinance.

All landscape requirements shall be in accordance with the LDC presently in effect.

g. Hill Country Roadway Corridor.

Hill Country Roadway Corridor requirements shall be satisfied through Compliance with the LDC presently in effect.

h. Capture volumes.

Capture volumes for structural water quality controls shall be calculated as 1.05 inches of runoff from the drainage area of the water quality facility. Equivalent area capture shall be permitted, subject to City approval, for impervious cover not located within the drainage area of the water quality facility. Equivalent area capture volume shall be calculated as 1.05 inches of run-off from the impervious cover of the equivalent area.

i. Tree removal.

Tree surveys, as required by the LDC, have been completed and will be submitted with the site plans. Tree removal and mitigation will be in conformance with current standards. At landowners option, an alternative compliance tree and natural area preservation plan may be submitted with the site plan for administrative review and approval.

j. Critical environmental features.

Undisturbed buffers of 50 feet to be provided around canyon-head rimrock features. Provided, however, with respect to Feature 2, the undisturbed buffer shall be reduced as necessary to allow construction of a roadway with a minimum pavement width of 28 feet and related improvements.

k. Floor to area ratio.

Maximum of 600,000 square feet of building on the Property.

1. Water quality structures.

Design parameters for water quality structures shall be provided in accordance with current criteria presently in effect.

m. Stormwater detention.

Stormwater detention for flood control purposes shall not be required due to the site's proximity to Lake Austin. Stormwater from the site shall be released through velocity control structures when protection for the natural and traditional character of land and waterways is found to be required due to increased velocities for the 2-year storm during the design of the site development construction plan.

n. Offstreet parking.

There shall be at least one parking space per 300 square feet of gross floor area of buildings actually built. "Gross floor area" shall mean the total enclosed floor area of all floors of a building with a clear height of more than six (6) feet, measured to the outside surface of the exterior walls. Parking facilities, driveways, and airspace above the atria ground floor are excluded from the gross floor area calculations. Enclosed loading berths and offstreet maneuvering areas are also excluded, but not the dock area itself. The employee parking lot(s) may consist of a series of sixty (60) foot bays each having two (2) rows of eighteen (18) foot long parking spaces separated by a twenty-four (24) foot wide driving lane. Each parking space shall be nine (9) feet wide. Provided, however, at Owner's option, up to thirty percent (30%) of the off-street parking spaces may be compact car spaces at least fifteen (15) feet long and at least seven and one-half (7.5) feet wide. Compact car bays shall be forty-eight (48) feet in width and each bay shall have two (2) rows of parking spaces separated by an eighteen (18) foot wide driving lane. If a parking bay has compact parking only on one side, then the length of compact car side of the bay (from the wheelstop or curb to the centerline of the bay) shall be twenty-seven (27) feet and the total module shall be fifty-seven (57) feet. The parking lot(s) for visitors shall be in accordance with the standard sixty-three (63) foot City of Austin module. Handicapped parking shall be provided in accordance with City, State and Federal requirements.

o. Offstreet loading.

One off-street loading space shall be provided for every 150,000 square feet of gross floor area of buildings actually built or one space for each building, whichever is greater.



p. Endangered Species.

Compliance with LDC CHAPTER 13-7 ARTICLE IV ENDANGERED SPECIES has been achieved for the property through previous submittals. No further surveys will be required.

q. PDA Requirements.

The R&D district on the property shall be subject to the PDA requirements of 13-2-269, et seq.

## ATTACHMENT ONE

### PERMISSIBLE USES

The following uses are specifically allowed in addition to accessory uses.

- Lodging house residential
- Administrative and business offices
- Art and craft studio (limited)
- Business or trade school
- Business support services
- Communications services
- Medical offices
- Personal services
- Professional office
- Restaurant (limited)
- Software development
- Club or lodge
- College or university facilities
- Communication service facilities
- Community recreation (public or private)
- Congregate living
- Convalescent services
- Counseling services
- Cultural services
- Day care services (limited, general or commercial)
- Family home
- Group home, Class I (limited or general)
- Group home, Class II
- Guidance services
- Hospital services (limited or general)
- Local utility services
- Off-site accessory parking (commercial or civic)
- Private or public primary educational facilities
- Private or public secondary educational facilities
- Residential treatment
- Religious assembly
- Safety services
- Telecommunication tower
- Research Testing Services
- Research Warehouse Services
- Research Assembly Services

## **ATTACHMENT TWO**

### **LANDSCAPE REQUIREMENTS**

#### **SPECIFIC DEFINITIONS.**

**BUFFERING** means the use of landscaping (other than mere grass on flat terrain), or the use of landscaping along with berms, walls, or decorative fences that at least partially and periodically obstruct the view from the street, in a continuous manner, of vehicular use areas, parking lots and their parked cars, and detention ponds.

**LARGE PARKING LOT**, means a parking lot with more than three (3) parking modules.

**PARKING MODULE**, means the clear width provided for the parking of vehicles, including two rows of parking with an aisle between the rows.

**STREET YARD**, means the area of a lot which lies between the street right-of-way line and the actual front wall line of the building, extended by an imaginary line from the outer corners of the building and parallel to the street to the side property lines.

**XERISCAPE** means a method of landscaping which conserves water and protects the environment through the use of the following specific principles of design, plant selection, installation, and maintenance: (1) planning and design, (2) soil analysis, (3) appropriate plant selection, (4) practical turf areas, (5) efficient irrigation, (6) use of mulches, and (7) appropriate maintenance, (as outlined in this Agreement). (Am. Ord. 94015-H, eff. 9-25-94)

#### **§ 13-7-89 FISCAL SECURITY.**

Prior to site plan approval, fiscal security shall be required in an amount calculated in accordance with the formula set forth in the Environmental Criteria Manual. The fiscal security required by this section shall ensure that if the applicant fails to install required landscaping and irrigation systems in compliance with this Agreement the same will be installed without cost to the city. (Ord. 940915-H. eff. 9-25-94)

## **DIVISION 2. REQUIREMENTS**

### **§ 13-7-61 GENERAL LANDSCAPING REQUIREMENTS.**

(a) On all lots, at least 20% of the area of the street yard shall be landscaped area. The use of nonliving landscape materials shall not predominate over the use of organic plant materials within any single landscape area.

(b) At least one tree no less than six feet in initial height and no less than one and one-half inch caliper (either existing or planted) shall be included and replaced as necessary as per the following ratios:

(1) In street yards less than 10,000 square feet, one tree per 1,000 square feet, or fraction thereof, of street yard.

(2) In street yards between 10,000 and 110,000 square feet, one tree per 2,500 square feet, or fraction thereof, of street yard area over 10,000 square feet is added to the requirement of ten trees.

(3) In street yards over 110,000 square feet, one tree per 5,000 square feet, or fraction thereof, of street yard area over 110,000 square feet is added to the requirement of 50 trees. An existing or planted tree which is no less than eight inches in diameter, or no less than six inches in diameter and no less than 15 feet tall shall be considered as two trees for purposes of satisfying this subsection. All newly planted trees shall be planted in a landscaped area no less than eight feet wide.

(c) The impervious cover within the area encompassed by the dripline of any tree in a required landscaped area may not exceed 50% of such area if such area is to receive credit under § 13-7-64 below.

(d) Basins required by this Agreement to provide water quality benefits or flood control benefits shall have effective buffering from the street view.

(e) Vehicular use areas, parking areas, parking lots and their parked vehicles shall have effective buffering from the street view.

(1) A minimum amount of the total area of all vehicular use areas and parking areas of a lot shall be devoted to landscaped islands, peninsulas, or medians.

(2) The minimum total area in such islands, peninsulas, and medians in the street yard shall be 90 square feet for each 12 parking spaces.

(3) The minimum total area in such islands, peninsulas, and medians in the remainder of the lot (i.e., the nonstreet yard) shall be 60 square feet for each 12 parking spaces therein.

(4) The number, size, and shape of islands, peninsulas, and medians in both street yards and nonstreet yards shall be at the discretion of the owner; however, no parking space shall be located further than 50 feet from a permeable landscaped island, peninsula or median and a tree, except for large parking lots. All islands, peninsulas and medians required in the areas stated above, shall be more or less evenly distributed throughout such parking areas, respectively; however, the distribution and location of landscaped islands, peninsulas, and medians may be adjusted to accommodate existing trees or other natural features so long as the total area requirements for landscaped islands, peninsulas, and other medians for the respective parking areas above is satisfied. In lieu of landscape peninsulas, for large parking lots, a 10 foot minimum width median is required for every third parking module. Trees within these medians must be located so that one tree is located within 25 feet of each parking space adjacent to the median. All parking lots must have end islands landscaped with trees.

(5) Landscaped islands, peninsulas, medians, and other areas within the street yard shall count toward fulfilling minimum landscaping requirements of subsection (a) above.

(f) All required landscape areas and plant materials adjacent to pavement shall be protected with concrete curbs or equivalent barriers.

(g) Plants within landscaped areas shall not obstruct the view between the street and the access drives and parking aisles near the street yard entries and exits, nor shall any landscaping which creates an obstruction of view be located in the radius of any curb return.

(h) Landowners are encouraged to landscape the areas within the non-paved street right-of-way abutting their land. Provided however:

(1) The city may at any time require such landscaping to be removed and the city shall not be responsible or liable in the event any landscaping in the right-of-way must be removed or is requested to be moved by the city.

(2) Such landscaping in the right-of-way shall observe the provisions of Chapter 11-2, Article VII of the Code pertaining to traffic and pedestrian safety.

(3) Any underground sprinkler systems, planters or other permanent structures placed in the right-of-way shall require a license agreement with the City of Austin. When any other governmental jurisdiction is trustee of the public right-of-way at the particular location in question, arrangements must be made with such other jurisdiction.

(i) All required plant materials shall be installed according to planting details and/or specifications (on the landscape working plan) showing clearly, how growing conditions adequate to sustain vigorous and healthy growth will be achieved. These may include, but not be limited to, methods used to:

(1) Protect and support tree trunks (guying, staking, trunk wrapping, and the like);

(2) Provide adequate conditions for root growth (type of soil mix, soil amendments, planting hole depth and diameter, pruning for proper root crown balance, and the like);

(3) Provide for retention of moisture (mulching, berming, watering schedule, and the like); and

(4) Protect plants from equipment damage (mulching and edging for shrub beds, sleeves for tree trunks, and the like)

(j) Landscaping of other areas that are not included as part of the street yard, parking lots or buffering requirements shall conform to the landscape requirements as required in this Agreement.

(Am. Ord. 94091 5-H, eff. 9-25-94)

#### **§13-7-62 LANDSCAPE IRRIGATION REQUIREMENTS.**

(a) The owner shall be responsible for the irrigation of all required landscape areas and plant materials, utilizing one or a combination of the following methods:

(1) An automatic irrigation system (conventional spray, bubblers, drip, emitters, drip tubing, porous pipe, and the like), with turf zones separated from planting zones unless otherwise approved;

(2) A hose attachment within 100 feet of all required landscape areas and plant materials where there is no road or parking pavement between the hose attachment and landscape area and the site plan area is no larger than 0.5 acre; or

(3) Landscape areas planted with native grasses and wildflowers may use a temporary and above ground irrigation system in accordance with the design criteria in § 13-7-62(e) and shall be required to provide irrigation only for the first two growing seasons.

(b) The irrigation method used shall:

(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis;

(2) Be in place and operational at the time of the final landscape inspection unless an alternative method is approved under § 13-7-48; and

(3) Be maintained and kept operational at all times to provide for efficient water distribution.

(c) Landscape plans shall indicate, by a detail, a drawing, or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zone of existing tree.

(d) No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(e) Automatic irrigation systems shall comply with the water conservation irrigation system requirements, as required in the Environmental Criteria Manual. The requirements shall be noted on the development permit and shall be implemented prior to the final landscape inspection. (Am. Ord. 94091 5-H, eff. 9-25-94)

### **§ 13-7-63 LANDSCAPE MAINTENANCE REQUIREMENTS.**

(a) The owner shall be responsible for:

(1) The regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice; and

(2) The repair or replacement of required landscape structures (walls, fences, and the like) to a structurally sound condition.

(3) The regular maintenance, repair, or replacement, where necessary, of any screening or buffering required by the Land Development Code.

(b) Failure to regularly maintain, as described in Subsection (a) shall constitute a violation of this article and may be enforced in accordance with Chapter 13-1, Article 1, Division 5. Notice of noncompliance may be issued to the owner in accordance with § 13-1-61.

(c) Required plant materials, if dead, diseased, or severely damaged, shall be removed by the owner as soon as possible, but no later than 60 days after notification. All such plants shall be replaced within six months of notification or by the next planting season, whichever comes first.

(d) Replacement plants must be the same size and species as shown on the approved landscape plan or must be equivalent in terms of quality and size. Such replacement will not be considered an amendment to the approved site plan or Landscape Plan. (Am. Ord. 940915-H, eff. 9-25-94)

### **§ 13-7-64 CREDITS TOWARDS PRESERVING NATIVE EXISTING TREES.**

(a) Each square foot of landscaped area which is permeable and within the area encompassed by the dripline of a tree of at least two inches in trunk diameter, measured four and one half feet off the ground, shall count as one and one-fourth square feet of landscaped area for the purposes of satisfying the minimum requirements of § 13-7-61 (a) of this Agreement.

(b) The foregoing credit shall be subject to the limitations outlined in the Environmental Criteria Manual.

(Ord. 940915-H eff. 9-25-94)

### **§13-7-65 ALTERNATIVE COMPLIANCE.**

(a) Notwithstanding the foregoing provisions of this article, a landscape plan which proposes an alternative to strict compliance with the various landscape requirements in this article may be approved by the Planning Commission or the Environmental and Conservation Services Department, as applicable, if the Planning Commission or the Environmental and Conservation Services Department finds that such plan adequately achieves, or is an improvement on, the intent of the landscaping requirements in this Agreement.

(b) Preferential consideration should be given to the preservation of large existing native trees which are not necessarily in required landscaped areas.

(c) The Planning Commission or the Environmental and Conservation Services Department, as applicable, may approve alternative landscape plans for screening or buffering required under the Alternative Compliance Standards for Compatibility Setbacks.

(Am. Ord. 910110-J, eff. 1-20-91)

### **§ 13-7-66 LANDSCAPE REQUIREMENTS FOR HILL COUNTRY ROADWAY CORRIDORS.**

(a) For each tree within a Hill Country Roadway Corridor removed with a trunk greater in diameter than six inches measured at a point four and one-half feet above ground level or for each cluster of three or more trees located within ten feet of each other with trunk diameters greater than two inches, of live oak, Spanish oak, cedar elm, shin oak, bald cypress, post oak, pecan, bur oak, or black walnut, and for small native trees such as Texas madrone, black cherry, Texas mountain laurel, evergreen sumac, Mexican buckeye, flameleaf sumac, or Texas persimmon, the owner shall plant a sufficient amount of native species mentioned above within disturbed areas that will reasonably compensate for the loss of existing trees.

(b) Highway Vegetative Buffer:



(1) Hill Country Roadway Corridors, in cases where the buffer area has previously been substantially disturbed, it shall be revegetated with native trees, shrubs, and grasses and up to 50% of the buffer may be utilized for detention/sedimentation ponds and wastewater drain fields, subject to such restoration.

(2) For all Hill Country Roadway Corridors, unless otherwise specified, except for clearing necessary to provide utilities and access to the site, no clearing of vegetation shall be permitted within 100 feet of the dedicated right-of-way of a Hill Country Roadway; provided, however, that in no case shall such vegetative buffer exceed 20% of the acreage of the applicant's property.

(c) Natural Area Requirement for property within Hill Country Roadway Corridors: At least 40% of the site, excluding dedicated right-of-way, shall be left in a natural state. Priority shall be given to protection of natural critical areas identified in the City's Comprehensive Plan in meeting this requirement. Natural areas located within parking medians and the required Highway Vegetative Buffer may count toward this 40% requirement. In the event that the natural area requirement conflicts with the requirements of another applicable ordinance, such conflict shall be resolved with the minimum departure from the terms hereof and approved by the City Council after recommendation of the Planning Commission.

(d) Parking Lot Medians: Parking lots on property within the Hill Country Corridors shall place between each parking bay a median of not less than ten feet in width containing existing native trees or dense massing of installed trees.

#### **§ 13-7-87 SCREENING REQUIREMENTS.**

(a) Screening meeting the minimum standards of the Environmental Criteria Manual shall be provided as identified below:

(1) Each use shall provide screening at the property line where abutting any residential district.

(b) In property located within the Hill Country Roadway Corridors, all parking areas and water quality ponds shall use existing vegetation or installed landscaping to screen pavement, vehicles, and ponds from the roadway and from adjacent properties. This screening shall include dense massing of trees in addition to existing native understory vegetation, shrub massing, or berms. Topographic changes shall be considered in reviewing this provision.  
(Am. Ord. 940915-H, eff. 9-25-94)

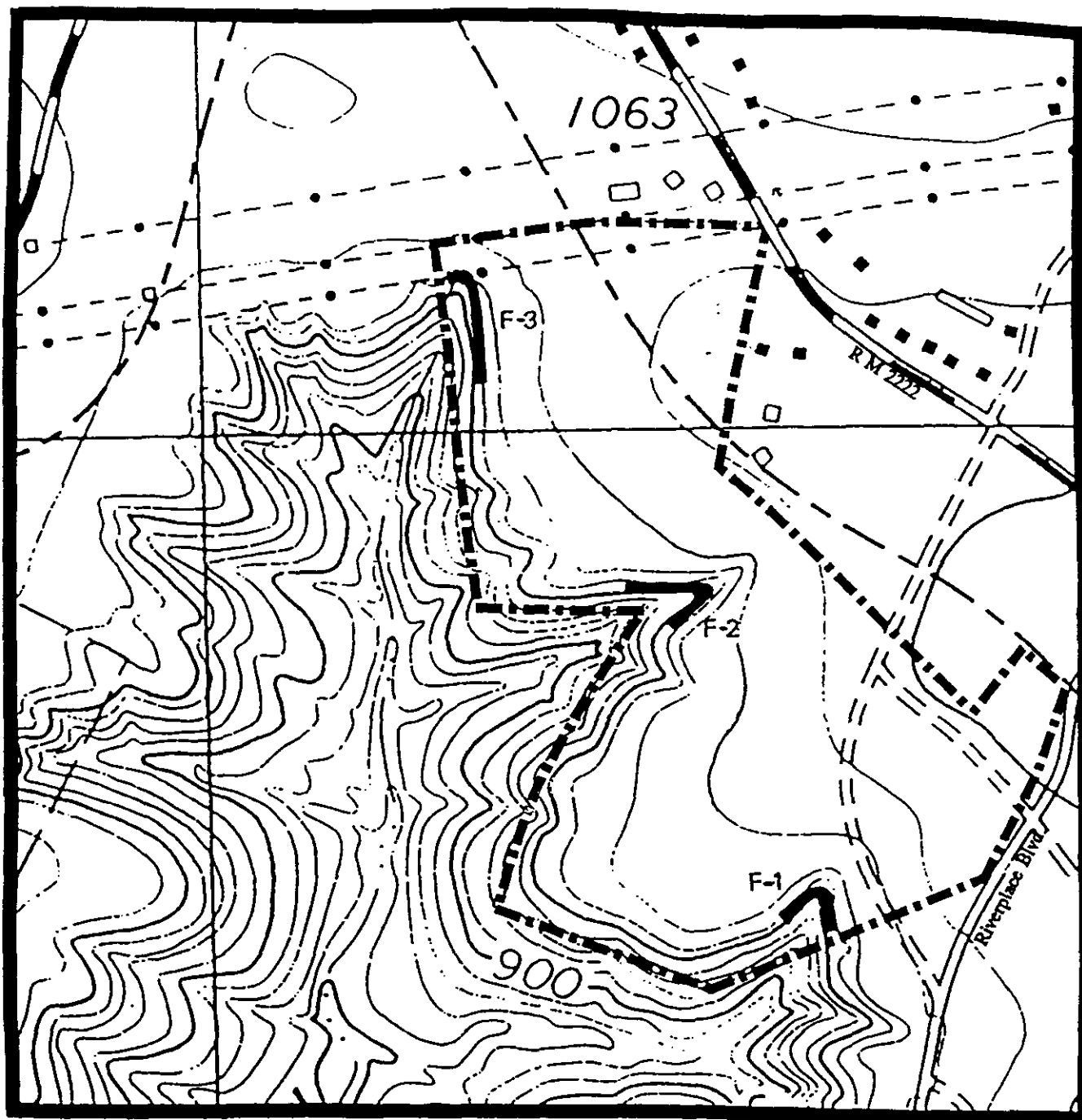
## ATTACHMENT THREE

### HILL COUNTRY ROADWAY CORRIDOR REQUIREMENTS

1. This site is located within a Moderate Intensity Zone.
2. Floor area ratio (FAR) is addressed in Item 3.K. of this agreement.
3. Construction on steep slopes. No roadways or driveways shall be constructed on slopes in excess of 15%, except where necessary to provide access to areas of flatter slopes. Cuts and fills on roadways or driveways are to be restored as described herein. No building or parking areas shall be constructed on slopes in excess of 15%, provided, however, that buildings and parking structures may be located on slopes of 15%-25% when the following criteria are met:
  - (A) Structures located downslope of slopes over 15% are encouraged to be terraced and consolidated into the hillside. Structural excavation shall not exceed a maximum of eight feet in depth. Areas of cut not hidden from view shall be effectively screened by additional landscaping.
  - (B) Hillside vegetation shall not be disturbed other than that necessary to locate the structure. All disturbed areas shall be restored with native vegetation as per Chapter 13-7, Article III, Division 2.
  - (C) If terraces are not provided, cuts and fill are to be restored to 3 to 1 slopes and with vegetation. Naturally restored slopes are limited to eight feet in length. Terraces are to be installed in between the slopes if more than a single eight foot slope is required.
4. Height. For all Hill Country Roadway Corridors, unless otherwise specified, the maximum permitted height may increase as the distance from the right-of-way increases. Within 200 feet of the right-of-way of a Hill Country Roadway, no building shall exceed 28 feet. Beyond 200 feet from the right-of-way of a Hill Country Roadway, maximum height may increase but shall not exceed 40 feet.
5. Underground utilities. All on-site utilities shall be located underground unless required by the utility to be otherwise located.
6. Building materials. Buildings shall be designed to utilize to the greatest extent feasible building materials which are compatible with the Hill Country environment, such as rock, stone, brick, and wood. Mirrored glass with a reflectance greater than 20% is prohibited.
7. Landscape, tree removal and natural area. See Attachment Two.

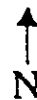
8. Traffic access requirements. Access to Hill Country Roadways must comply with the traffic access requirements established by § 13-5-85.

# ATTACHMENT FOUR



## LEGEND

- SURVEY AREA BOUNDARY
- F1, F2, F3, RIM ROCK FEATURES



SCALE 1" = 500'

## ATTACHMENT 5

### WATER QUALITY STRUCTURE DESIGN PARAMETERS

Maintenance of the Water Quality Structures shall be the responsibility of the Applicant of the Unified Site Development Permit and his successors and assigns.

Water Quality Volume (WQV) shall be calculated as described in Section 3.h of the Site Development Standards - Capture Volume.

Sedimentation/Filtration basins may be designed as either full or partial.

#### **Sedimentation Basin (Full Sedimentation)**

- Volume:  $V(s) = WQV$ , where  $V(s)$  = volume of the sedimentation basin;
- Surface Area:  $A(s) = WQV / 10$ , where  $A(s)$  = surface area of the sedimentation basin;
- Inlet Structure: Constructed to isolate the WQV and convey the 25-year storm event to a bypass system;
- Outlet Structure: Trash rack and riser pipe with a draw down time of 24 hours;
- Liner: Geomembrane: See Geomembrane Specifications below. A suitable geotextile fabric shall be placed on the top and bottom of the membrane for puncture protection. See Geotextile Fabric Specifications below;
- Clay: Minimum thickness 12-inches. See Clay Specifications below;
- Geometry: Length to width ratio of 2:1 with the Inlet and outlet structures being located on opposite ends of the basin;
- Trash Rack: Openings shall not exceed  $\frac{1}{8}$  the diameter of the vertical riser pipe. The trash rack should be made of durable material, resistant to rust and ultraviolet rays. The bottom rows of perforations of the riser pipe shall be protected from clogging;
- Freeboard: Minimum 6-inches.

#### **Filtration Basin (Full Sedimentation)**

- Volume:  $V(f) = WQV / 5$ , where  $V(f)$  = volume of the filtration basin;
- Surface Area:  $A(f) = WQV / 18$ , where  $A(f)$  = surface area of the filtration basin;
- Inlet Structure: Shall be designed to spread flow uniformly into the filtration basin.

- Sand Bed:**
- Full:** Sand layer of 18-inches (see specifications below); Geotextile Fabric (see specifications below); 12-inch gravel layer (see specifications below) with 4-inch perforated pipe centered in the gravel layer;
  - Reduced Gravel:** Sand layer of 18-inches (see specifications below); Drainage matting (see specifications below) between sand and gravel; 2-inches of gravel (see specifications below) above pipe; 4-inch perforated pipe;
  - Trench:** Sand layer of 12- to 18-inches (see specifications below); Geotextile Fabric (see specifications below) on top of 2-inch layer of gravel; gravel layer (see specifications below); 4-inch perforated pipe in trench; drainage matting (see specification below).
- Underdrain:** 4-inch minimum pipe with 3/8-inch perforations; pipe material shall be PVC Schedule 40 or greater strength; 10-feet maximum between laterals; no impervious liner required.

#### **Sedimentation Basin ( Partial Sedimentation)**

- Volume:**  $V(s) = WQV / 5$ , where  $V(s)$  = volume of the sedimentation basin;
- Surface Area:**  $A(s) = WQV * ( 1/D(s) - 1/10 )$ , where  $A(s)$  = surface area of the sedimentation basin, and  $D(s)$  = depth of the sedimentation basin;
- Inlet Structure:** Constructed to isolate the WQV and convey the 25-year storm event to a bypass system;
- Outlet Structure:** Berm or wall with multiple outlet ports or a gabion so as to discharge the flow evenly to the filtration basin; maximum height of 6-feet; draw down time of 24 hours;
- Liner:**
- Geomembrane:** See Geomembrane Specifications below; a suitable geotextile fabric shall be placed on the top and bottom of the membrane for puncture protection; see Geotextile Fabric Specifications below.
  - Clay:** Minimum thickness 12-inches; see Clay Specifications below;
- Geometry:** Length to width ratio of 2:1 with the Inlet and Outlet Structures being located on opposite ends of the basin;
- Freeboard:** Minimum 6-inches.

#### **Filtration Basin (Partial Sedimentation)**

- Volume:**  $V(f) = WQV - V(s)$ , where  $V(f)$  = volume of the filtration basin;
- Surface Area:**  $A(f) = WQV / 10$ , where  $A(f)$  = surface area of the filtration basin;
- Inlet Structure:** Shall be designed to spread flow uniformly into the filtration basin;

**Sand Bed:** Full: Sand layer of 18-inches (see specifications below); Geotextile Fabric (see specifications below); 12-inch gravel layer (see specifications below) with 4-inch perforated pipe centered in the gravel layer;

Reduced Gravel: Sand layer of 18-inches (see specifications below); drainage matting (see specifications below) between sand and gravel; 2-inches of gravel (see specifications below) above pipe; 4-inch perforated pipe.

Trench: Sand layer of 12- to 18-inches (see specifications below); Geotextile Fabric (see specifications below) on top of 2-inch layer of gravel; gravel layer (see specifications below); 4-inch perforated pipe in trench; drainage matting (see specification below);

**Underdrain:** 4-inch minimum pipe with 3/8-inch perforations; pipe material shall be PVC Schedule 40 or greater strength; 10-feet maximum between laterals; no impervious liner required.

### **Specifications**

#### Geomembrane

- Minimum thickness of 30 mils.
- Ultraviolet (UV) resistant

#### Gravel

- 0.5 inches to 2.0 inches in diameter.

#### Sand

- 0.02 - 0.04 inches in diameter (smaller sand size is acceptable).

#### Clay

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	cm/sec	$1 \times 10^{-7}$
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of Standard Proctor Density

## Geotextile Fabric

Property	Standard Test Procedure	Weakest Direction Value	Special Test Information	SUFAC 8NP L17795
WEIGHT oz/sy	ASTM D-3776	Target Minimum	Variable Variable	8.0 7.5
THICKNESS mils	ASTM D-1777	Minimum	By Order Request	80
TENSILE STRENGTH pounds	ASTM D-4632	Minimum	Certifiable	200
ELONGATION percent	ASTM D-4632	Minimum	Certifiable	50
PUNCTURE STRENGTH pounds	ASTM D-4833	Minimum	Certifiable	100
MULLEN BURST STRENGTH psi	ASTM D-3786	Minimum	Certifiable	350
TRAPEZOIDAL TEAR STRENGTH pounds	ASTM D-4533	Minimum	Certifiable	75
ABRASION RESISTANCE percent strength retained	ASTM D-4886	Minimum	Certifiable	90
COEFFICIENT OF PERMEABILITY cm/sec	ASTM D-4491	Minimum	Certifiable	0.40
FLOW RATE gpm/sf	ASTM D-4491	Minimum	Certifiable	130
PERMITTIVITY per second	ASTM D-4491	Minimum	Certifiable	1.8
APPARENT OPENING SIZE US Standard Sieve	ASTM D-4751	Maximum opening	Certifiable	70
UV STABILITY strength percent/hours	ASTM D-4355	Minimum	Certifiable	70 150

## Drainage Matting

Property	Test Method	Unit	Specification
Material	Non-woven geotextile		
Unit Weight	fabric	oz/sy	20
Flow Rate (fabric)		gpm/ft <sup>2</sup>	180 (minimum)
Permeability	ASTM D-2434	cm/sec	12.4 X 10 <sup>-2</sup>
Grab Strength (fabric)	ASTM D-1682	lb	Dry Lg. 90 Dry Wd: 70 Wet Lg. 95 Wet Wd: 70
Puncture Strength (fabric)	COE CW-02215	lb	42 (minimum)
Mullen Burst Strength	ASTM D-1117	psi	140 (minimum)
Equivalent Opening Size	US Standard Sieve	number	100 (70-120)
Flow Rate (drainage core)	Drexel University Test Method	gpm/ft width	14



PO#: 950427-RAd ID#: 51KN00300Acct #: 499-24991  
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City Clerk's Office

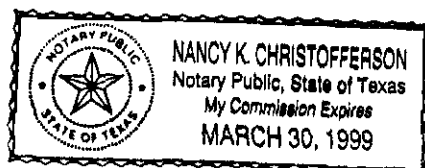
## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Patsy Ruth AlenikClassified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:Date (s): June 2nd, 1995Class: 9980 Lines: 69 Cost: \$154<sup>56</sup>

and that the attached is a true copy of said advertisement.

Patsy Ruth AlenikSWORN AND SUBSCRIBED TO BEFORE ME, this the 30<sup>th</sup> day of June 1995.Nancy K. Christofferson  
Notary Public in and for  
TRAVIS COUNTY, TEXASNancy K. Christofferson My Commission Expires: 3/30/99  
(Type or Print Name of Notary)

ORDINANCE NO. 950427-R  
AN ORDINANCE ORDERING A RE-  
ZONING AND CHANGING THE ZON-  
ING MAP ACCOMPANYING  
CHAPTER 13-2 OF THE AUSTIN CITY  
CODE OF 1992 TO ESTABLISH A  
"PDA" PLANNED DEVELOPMENT  
AREA, COMBINING DISTRICT AND  
"CO" CONDITIONAL OVERLAY  
COMBINING DISTRICT IN COMBINA-  
TION WITH CERTAIN OF THE BASE  
DISTRICT ZONING CLASSIFICATIONS  
ESTABLISHED BY THIS ORDINANCE,  
AS FOLLOWS:  
TRACT 1: 99.62 acre tract of land  
out of the Banyon Payne Survey No.  
288, Abstract 640; the William Bell  
Survey No. 802, Abstract 112; and  
the Richard L. Preese Survey No. 2,  
Abstract 2269, from "SF-5" Urban  
Family Residence District and "MF-  
2" Multifamily Residence (Low Den-  
sity) District to "R&D-PDA" Re-  
search and Development Dis-  
trict-Planned Development Area  
Combining District; and,  
TRACT 2: 52.37 acre tract of land  
out of the Banyon Payne Survey No.  
288, Abstract 640; and the Louis  
Fritz Survey No. 291, Abstract 280,  
from "MF-2" Multifamily Residence  
(Low Density) District to "GR-CO"  
Community Commercial District-  
Conditional Overlay Combining Dis-  
trict; and,  
TRACT 3: 13.37 acre tract of land  
out of the Banyon Payne Survey No.  
288, Abstract 640; and the Richard  
L. Preese Survey No. 2, Abstract  
2269, from "SF-5" Urban Family Res-  
idence District and "MF-2" Multi-  
family Residence (Low Density)  
District to "GO-CO" General Office  
District-Conditional Overlay Com-  
bining District; and,  
TRACT 4: 1.11 acre tract of land out  
of the William Bell Survey No. 802,  
Abstract 112, from "SF-5" Urban  
Family Residence District to "GR-  
CO" Community Commercial Dis-  
trict-Conditional Overlay  
Combining District; and,  
TRACT 5: 0.345 acre tract of land  
out of the Alexander Dunlap Survey  
No. 805, Abstract 224, from "SF-2"  
Single-Family Residence (Standard  
Lot) District to "R&D-PDA" Re-  
search and Development Dis-  
trict-Planned Development Area  
Combining District.  
LOCALLY KNOWN AS THE PROPERTY  
IDENTIFIED IN THE MAP ATTACHED  
AS EXHIBIT "C" TO THIS ORDINANCE  
IN THE CITY OF AUSTIN, TRAVIS  
COUNTY, TEXAS, WAIVING THE RE-  
QUIREMENTS OF SECTIONS 2-2.3, 2-  
2.5, AND 2-2.7 OF THE AUSTIN CITY  
CODE OF 1992, AND DECLARING  
AN EMERGENCY.

ORDINANCE NO. 950427-R  
AN ORDINANCE ORDERING A RE-  
ZONING AND CHANGING THE ZON-  
ING MAP ACCOMPANYING  
CHAPTER 13-2 OF THE AUSTIN CITY  
CODE OF 1992 TO ESTABLISH A  
"PDA" PLANNED DEVELOPMENT  
AREA COMBINING DISTRICT AND  
"CO" CONDITIONAL OVERLAY

COMBINING DISTRICT IN COMBINA-  
TION WITH CERTAIN OF THE BASE  
DISTRICT ZONING CLASSIFICATIONS  
ESTABLISHED BY THIS ORDINANCE.  
AS FOLLOWS:

TRACT 1: 99.62 acre tract of land  
out of the Banyan Payne Survey No.  
288, Abstract 640; the William Bell  
Survey No. 802, Abstract 112; and,  
the Richard L. Preece Survey No. 2,  
Abstract 2269, from "SF-5" Urban  
Family Residence District and "MF-  
2" Multifamily Residence (Low Den-  
sity) District to "R&D-PDA" Re-  
search and Development District-  
Planned Development Area  
Combining District; and,

TRACT 2: 52.37 acre tract of land  
out of the Banyan Payne Survey No.  
288, Abstract 640; and, the Louis  
Fritz Survey No. 291, Abstract 280,  
from "MF-2" Multifamily Residence  
(Low Density) District to "GR-CO"  
Community Commercial District-  
Conditional Overlay Combining Dis-  
trict; and,

TRACT 3: 13.37 acre tract of land  
out of the Banyan Payne Survey No.  
288, Abstract 640; and, the Richard  
L. Preece Survey No. 2, Abstract  
2269, from "SF-5" Urban Family Re-  
sidence District and "MF-2" Multi-  
family Residence (Low Density)  
District to "GO-CO" General Office  
District-Conditional Overlay Com-  
bining District; and,

TRACT 4: 1.11 acre tract of land out  
of the William Bell Survey No. 802,  
Abstract 112, from "SF-5" Urban  
Family Residence District to "GR-  
CO" Community Commercial Dis-  
trict-Conditional Overlay  
Combining District; and,

TRACT 5: 0.345 acre tract of land  
out of the Alexander Dunlap Survey  
No. 805, Abstract 224, from "SF-2"  
Single-Family Residence (Standard  
Lot) District to "R&D-PDA" Re-  
search and Development District-  
Planned Development Area  
Combining District.

LOCALLY KNOWN AS THE PROPERTY  
IDENTIFIED IN THE MAP ATTACHED  
AS "EXHIBIT F" TO THIS ORDINANCE.  
IN THE CITY OF AUSTIN, TRAVIS  
COUNTY, TEXAS; WAIVING THE RE-  
QUIREMENTS OF SECTIONS 2-2-3, 2-  
2-5, AND 2-2-7 OF THE AUSTIN CITY  
CODE OF 1992; AND DECLARING  
AN EMERGENCY.